

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On December 6, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on December 6, 2012 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice Chairman
Bruce Josephy, Secretary
Mark A. Norman
Pasquale A. Pepe
John P. Valengavich

Staff Present: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF NOVEMBER 29, 2012. Mr. Norman moved and Mr. Millstein seconded a motion to approve the minutes of November 29, 2012. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 12-299 **Transaction/Contract Type:** RE / Assignment
Origin/Client: DOT / DOT
Project Number: 33-123-1A
Grantee: Town of Cromwell
Property: Various areas along Coles Road
Project Purpose: Assignment of Land to the Town of Cromwell
Item Purpose: Assignment of approximately 470 ± SF of land and 44,407 ± of easement area to the Town of Cromwell for highway purposes in connection with the Reconstruction of Coles Road Project.

Staff recommended Board approval for the release of this real estate for the following reasons:

1. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation.
2. The descriptions in the Quit-Claim to release the real property are consistent with the DOT acquisition deeds.

In 2006 and again in 2009 through 2010 DOT acquired various rights on eighteen (18) parcels of land in connection to the proposed Reconstruction of Coles Road Project in Cromwell. Under the project Agreement, No 4.04-02(05) for Federal Project STPH-1033(105), Section 12 requires that "That all properties and rights acquired for the construction of said project that are within the highway lines will be

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released to the municipality for highway purposes upon completion of the project.” The project has since been completed and DOT has begun the process of assigning the acquired real estate parcels within the project area back to the Town of Cromwell. This is a release along a town street for highway purposes.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 12-298 **Transaction/Contract Type:** AE / New Contract
Project Number: BI-CTC-442 **Origin/Client:** DCS/CTC
Contract: BI-CTC-442-ARC
Consultant: Moser Pilon Nelson Architects, LLC
Property: Naugatuck Valley Community College, Waterbury
Project Purpose: Founders Hall Renovations for the Allied Health Program Project
Item Purpose: New contract to compensate the consultant for services related to the development of a pre-design study, contract documents and construction administration for the renovations to Founders Hall for the proposed Allied Health and Nursing Program.

In general the project involves the completion of a pre-design space planning study and design documents for major renovations and improvements to Naugatuck Valley Community College’s Allied Health and Nursing Program. The project will be focused on Founders Hall which comprises approximately 97,000 GSF and was originally constructed in 1962. The overall project is intended to include a re-design of the entire building including numerous building and life safety code improvements in addition to complete upgrades to the elevator, telecommunication, and MEP and HVAC systems. The overall design is envisioned to incorporate teaching programs, large well equipped lab space, resources for simulated learning and “SMART” technology for conference room, flex space and faculty offices. The pre-design study once completed will assist in the establishment of the project scope.

In November 2011 the Department of Construction Services (“DCS”) issued a Request for Qualifications (RFQ) for Architect & Consultant Design Teams related to the Naugatuck Valley Community College Founders Hall Renovations Project. After completion of the internal review process, six firms were selected for short-listed interviews. . At the conclusion of the process DCS identified Moser Pilon Nelson Architects, LLC (“MPN”) as the most qualified firm.

This contract is for Architect/Engineer Consultant Design Team Services for the completion of the Founders Hall Renovation Project from the initiation of a pre-design study and then schematic design until the completion of construction. The overall compensation rate for this basic service is \$3,620,000 and an additional \$528,505 for special services. As such the total contract fee is \$4,148,505.

SPRB Staff recommended that the Board approve the contract with Moser Pilon Nelson Architects, LLC to provide design related services at the Naugatuck Valley Community College Project Founders Hall Project.

PRB# 12-300 **Transaction/Contract Type:** AE / Task Letter
Project Number: BI-CTC-387 **Origin/Client:** DCS/CTC
Contract: OC-DPW-ANLY-0013 Task Letter #1A
Consultant: ARCADIS U.S., Inc.

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Property: Naugatuck Valley Community College, Waterbury
Project Purpose: New Technology Building at Naugatuck Valley Community College Project
Item Purpose: Task Letter #1A to compensate the consultant for additional services required for ongoing mediation and potential litigation support concerning the project.

In January 2006, the Bond Commission approved \$31.3 million to build a 100,000± GSF Technology Center at Naugatuck Valley Community College (NVCC). The new building is located on the eastern half of the 110-acre campus and replaced seven (7) small temporary modular structures erected in 1972. The heating and hot water systems of the new building is connected to the campus central plant chiller system and the existing 31± year old 700 ton chiller has been refurbished and supplemented by two new chillers.

Previously, three tasks were assigned to ARCADIS U.S, Inc. (“AUI”) under their prior On-Call Contract one of which came via a corporate acquisition (Pinnacle One, OC-DPW-ANLY-0009). Task #1 in the amount of \$24,600 and Task #1A in the amount of \$73,880 for a total of \$98,480 were issued under (TL #1) to review and analyze critical path method schedules (CPM) and schedule updates provided by the general contractor. As part of these task letters the consultant examined and assisted DCS & the Attorney General with its pending \$5.1-Million claim. The proposal assumed that all parties would agree to mediation as a way to as a way to resolve the claim. Unfortunately, the State was unable to successfully mediate this issue and as such a lawsuit has been filed in Hartford Superior Court concerning the project. Task Letter #1A will modify the contract as follows:

- The firm’s total fee increases under Contract OC-DPW-ANLY-0013 by \$250,000 from \$141,060 to \$391,060. This represents a portion of the fee request by AUI which was initially \$628,100 in the fee proposal dated June 26, 2012. AUI will bill against this scope on a T&M basis
- This additional scope and compensation is being requested to support the AG’s Office during Pre-Trial Discovery, Expert Discovery Series, Trial Preparation and Trial Support. This is further documented in scope authorization from DCS to AUI.

Staff recommended that the SPRB approve Task Letter #1A for ARCADIS U.S., Inc. in the amount not to exceed \$250,000.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #12-298– Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #12-298. The motion passed unanimously.

PRB FILE #12-299 - Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #12-299.

PRB FILE #12-300 - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #12-300.

The meeting adjourned.

APPROVED: _____ **Date:** _____
Bruce Josephy, Secretary